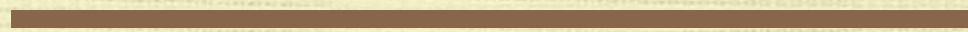


Merlin
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Established in 1984, Merlin Group is a leading Indian real estate developer. Focused on thriving communities, the company has delivered over 100+ projects nationwide. Expertise spans across residential, commercial, and retail spaces, offering diverse options. With 40 years of experience, 20 million square feet delivered, and 20 million square feet under construction, Merlin Group is committed to quality and sustainability. Trusted by families across India is a testament to customer satisfaction. Expanding across Kolkata, Chennai, Pune, Bhubaneswar, Ahmedabad, Raipur and Colombo. Merlin Group aims to create a lasting impact on the Indian real estate landscape.



Unfold Luxury

Derived from Sanskrit, the word connotes rest, repose and relaxation. In today's world, these are what we have the least time for – but need the most. Which is why, Arama at New Alipore, has created homes that one can truly relax in. mind, body and soul.



If a place was a celebrity,
New Alipore would be it.

Upscale, premium and coveted by all who don't reside there,
New Alipore is among the most desired addresses
in South Kolkata. Wide streets, lined with luxurious mansions
and homes, it's the address book of Kolkata's Who's Who.





Hospitals	
B.P. Poddar Hospital & Medical Research Ltd.	800 m
Narayan Memorial Hospital	2.6 km
CMRI Hospital	2.8 km
BM Birla Heart Hospital	2.8 km
RSV Hospital	2.8 km
Kothari Medical Centre	3.0 km
Woodlands Multispeciality Hospital	3.6 km

School	
RP Goenka School	1.6 km
Sri Sri Academy	1.7 km
Kendriya Vidyalaya	2.6 km
Malls	
Lake Mall	3.6 km
South City	4.7 km

Rooftop Pool

Arama’s rooftop pool makes an already premium locality even more so. The only one in all of New Alipore, it’s luxury redefined.







South-Facing Residences

Being completely Vaastu compliant, all residences are South-Facing. We take your well-being and comfort seriously and ensure your home can be your sanctuary in more ways than one.



Amenities

Gym

Because fitness should never be out of reach

Multipurpose Room

A great place to host friends and family



9 Floors

At a height of 9 floors, Arama is also one of the tallest properties in New Alipore. Which means, you can enjoy unobstructed views, fresh air and sunlight.



Your Kind of Comfort

Arama, believes in providing the best possible living experience. The 4 BHK apartments offer spacious layouts and luxurious amenities, ensuring your family's comfort and satisfaction. Discover the ultimate in luxury living at the heart of New Alipore.

Master Plan



INDEX

 4BHK + 4T

Typical Floor Plan 2nd to 9th Floor



Typical Floor Plan 2nd to 9th Floor

Flat No.	Flat Type	Built-up Area Including Balcony & Servant Quarter (Sq.ft)	Carpet Area Including Servant Quarter (Sq.ft)	Balcony Area (Sq.ft)
A	4BHK+4T	2352	2065	128
B	4BHK+4T	2296	2001	132

(Area statement as per RERA)

*RERA Built Up area includes carpet area of the unit, cupboard, balcony & the wall area covering the unit, excluding open terrace BU area
*RERA carpet area excludes RERA cupboard carpet area. All RERA carpet area considered excluding finish
*CB = Cupboard
*Built up area includes Carpet area of the Unit, Cupboard, Balcony/Ser. Balcony and the wall area covering the unit. Total carpet area includes cupboard carpet area.

Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.

Terrace Plan 10th Floor



Disclaimer : The dimension in the floor plans are shown as estimated. The dimensions that are shown in this brochure as well as in the sanction plan approved by the authorities are bare dimensions, as per architectural norms. It will reduce due to finishes such as plaster, POP, flooring etc.



Foundation & Structure

Structure designed following the IS code.

Foundation with RCC piles & pile caps

RCC super structure with AAC block wall

Building Envelope

A modern and fashionable tower meticulously designed and externally painted with texture/acrylic emulsion paint.

Living/Dining Room

Living/Dining

Concrete Finish

Main Door

Designer Flush door with video door phone & digital lock.

Windows

Aluminum powder coated windows with toughen glass panes

Bedroom

Bedrooms

Concrete Finish

Windows

Aluminum powder coated windows with toughen glass panes

Balcony

Flooring

Concrete Finish

Door

Aluminum powder coated sliding doors with toughen glass panes

Railing

SS/Aluminum with toughen glass

Kitchen

Flooring

Concrete Finish

Window

Aluminum powder coated windows with toughen glass panes and provision for exhaust fan


Toilet

Flooring

Concrete Finish

Window

Aluminum powder coated windows with toughen glass panes and provision for exhaust fan





Air Conditioning

VRV Air-Conditioning

Servant Room

Flooring

Ceramic tiles

Wall & Ceiling

Plaster with Putty

Doors

Flush door with wooden frame.

Servant Toilet

Flooring

Anti-skid ceramic tiles

Wall

Ceramic wall tiles up to 7 feet height

Ceiling

Putty

Door

Wooden frame with flush doors.

Window

Aluminum powder coated windows with toughen glass panes and provision for an exhaust fan

Sanitary ware

Hindware/Parryware or equivalent make

CP Fittings

ESSCO/Hindware/Parryware or equivalent make

Ground Floor Lobby

Flooring

Italian Marble/Granite/Marble/Tiles as per design.

Wall

Combination of premium Italian marble, Granite, tiles, polished veneer & paint as per design.

Ceiling

False ceiling with light fixtures

Typical Floor Lobby

Flooring

Large size vitrified tiles

Wall


Combination of tiles & paint

Ceiling

Putty

Lifts

Otis/Kone/Schindler/Mitsubishi or equivalent make, 2 Nos. Passenger lifts.





24x7 Security & Fire Prevention

Fire detection & protection system as per recommendation of West Bengal Fire & Emergency Services.

Required number of evacuation points & refuge platforms for residents' safely along with fire alarms.

Sufficient Power back-up to run your electrical appliances.

Video door phone facility with intercom system

24X7 round the clock security

Security surveillance facility with CCTV on ground floor common areas

Optimum power Back-up for common area & utilities with automatic changeover system for DGs

Health & Safety

24 hours treated water supply through water treatment plant

Superior quality waterproofing wherever necessary

Superior quality waterproofing wherever necessary

Quality earthing for all electro-mechanical gadgets

Sufficient project illumination through compound & street lighting inside the complex





Our Consultants

Sanon Sen & Associates
(Architect & Landscaping)

CP Khanra & Associates
(Structure)

Arts Consultants
(PHE)





Head Office:

Site Address:

Website:

Call:

Rera Reg. No.:

Merlin Projects Ltd. 22 Prince Anwar Shah Road, Kolkata - 700 033

29, Shibnath Sastri Sarani, P.S - New Alipore, Kolkata - 700053

www.merlinprojects.com/projects/arama/

033 6809 1180

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